151.0	0003	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	719,100 / 719,100
					USE VALUE:	719,100 / 719,100
					ASSESSED:	719,100 / 719,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73		FOUNTAIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SILVA PETER G & MARY H
Owner 2:	
Owner 3:	
Street 1:	73 FOUNTAIN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,680 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Vinyl Exterior and 1588 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4680.000	269,600	1,200	448,300	719,100
Total Card	0.107	269,600	1,200	448,300	719,100
Total Parcel	0.107	269,600	1,200	448,300	719,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 452.83 | /Parcel: 452.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	100321
GIS Ref	
GIS Ref	
Insp Date	04/14/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 151.0-0003-0012.0

!11871!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	269,700	1200	4,680.	448,300	719,200	719,200	Year End Roll	12/18/2019
2019	101	FV	214,000	1300	4,680.	420,300	635,600	635,600	Year End Roll	1/3/2019
2018	101	FV	214,000	1300	4,680.	347,400	562,700	562,700	Year End Roll	12/20/2017
2017	101	FV	214,000	1300	4,680.	319,400	534,700	534,700	Year End Roll	1/3/2017
2016	101	FV	214,000	1300	4,680.	291,400	506,700	506,700	Year End	1/4/2016
2015	101	FV	202,400	1300	4,680.	285,800	489,500	489,500	Year End Roll	12/11/2014
2014	101	FV	202,400	1300	4,680.	265,600	469,300	469,300	Year End Roll	12/16/2013
2013	101	FV	202,400	1300	4,680.	252,700	456,400	456,400		12/13/2012

PRINT

Date	Time
12/11/20	02:00:11

LAST REV

Date	Time
05/09/18	13:58:39
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11871

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11849-223		6/23/1970		26,000	No	No		N

USER DEFINED

Prior Id # 1:	100321
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2018	MEAS&NOTICE	HS	Hanne S
11/13/2008	Meas/Inspect	189	PATRIOT
1/7/2000	Inspected	276	PATRIOT
12/7/1999	Mailer Sent		
11/22/1999	Measured	263	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4680		Sq. Ft.	Site		0	80.	1.20	9									448,322						448,300	

Total AC/HA: 0.10744 | Total SF/SM: 4680 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 448,322 | Spl Credit | Total: 448,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.31120896
Const Adj.:	0.97709113
Adj $ / SQ:	166.552
Other Features:	81500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	390666
Depreciation:	121106
Depreciated Total:	269559

COMMENTS

WALK-UP UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

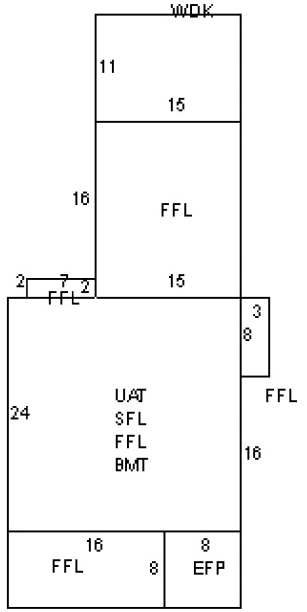
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	166.55
Special Features:	0	Val/Su Net:	106.27
Final Total:	269600	Val/Su SzAd	169.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,012	166.550	168,551
BMT	Basement	576	49.970	28,780
SFL	Second Floor	576	166.550	95,934
WDK	Deck	165	11.780	1,944
UAT	Upper Attic	144	66.620	9,593
EFP	Enclos Porch	64	68.170	4,363

Net Sketched Area:	2,537			Total:	309,165
Size Ad	1588	Gross Are	2969	FinArea	1588

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

151.0-0003-0012.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X12	A	AV	1985	0.00	T	27.2	101						
22	Wood Deck	D	Y	1	8X12	A	AV	1995	16.00	T	19.2	101			1,200			1,200

More:	N	Total Yard Items:	1,200	Total Special Featues:	Total: 1,200